

## BALLOT QUESTION NO. 2

Shall the land where the Boulder City Animal Shelter now exists be sold to offset the costs associated with the construction of a new animal shelter, and when funds become available, that not more than \$1.5 million be approved to be expended from the Capital Improvement Fund to construct a new shelter?

Yes .....☐

No .....☐

### **EXPLANATION**

With regard to City-owned land, Section 140 of the Boulder City Charter provides that “any sales or disposition of parcels of more than one acre must be approved by the registered voters of the City at an election held in conjunction and in accordance with the election as required by Article XV, Section 143 of the Boulder City Charter.” Section 142 of the Charter requires that subject to certain exceptions, the proceeds of all sales of real estate “shall be placed in a special fund, hereinafter referred to as the Capital Improvement Fund.” Section 143 of the Charter requires that “all expenditures from the Capital Improvement Fund must be approved by a simple majority of the votes cast by the registered voters of the City on a proposition placed before them in a special election or primary or general Municipal election or primary or general State election.”

The present Boulder City Animal Shelter has been in need of replacement for a number of years. The area of property where the Shelter now stands consists of 2.158 acres, bordering upon upscale residential development, as well as the Boulder City Library. A proposal has been made to relocate the Animal Shelter to City land located within the Boulder City Industrial Park. Although construction costs continue to escalate, the City Council is committed to keeping the expenditure for the proposed new Animal Shelter to not more than \$1.5 million. It has been estimated that the worth of the current Animal Shelter property is at least \$500,000.

A “YES” vote would allow the City to:

1. Sell the land where the current Animal Shelter is located, with the proceeds being placed into the Capital Improvement Fund; and
2. At such time as funds become available, not more than \$1.5 million may be expended from the Capital Improvement Fund for the construction of a new Animal Shelter near Yucca Street within the Boulder City Industrial Park area.

A “NO” vote would not allow either the sale of the current Animal Shelter property or allow funds from the Capital Improvement Fund to be made available to construct a new Animal Shelter at this time.

## ARGUMENT ADVOCATING PASSAGE

The Animal Shelter is inadequate and obsolete. It violates state laws and national standards for the health and safety of both people and animals. It continues to operate only because it was built before regulations existed. The Shelter is full 83% of the time, and, when full, healthy adoptable animals die to make room for incoming animals. Because of its limited size, our Shelter *has one of the highest euthanasia rates in southern Nevada*.

The kennels cannot be sanitized and disinfected due to outdated construction materials. There is no quarantine area for diseased animals, so pets and puppies are sometimes housed near sick animals. Animals are kenneled outdoors where they endure all weather extremes. In summer heat, the staff must improvise with water hoses. In winter, the staff collects blankets from the community to keep animals warm.

The Shelter does not protect the health and safety of the staff or the public. The kennels are not designed to safely handle dangerous dogs. Spontaneous dogfights occur in the small entrance area. The health and safety of staff and visitors is compromised because there are no isolation areas for dangerous or diseased animals, including those carrying West Nile virus, Avian flu virus, and Bubonic Plague. Inadequate plumbing, drainage, and sanitation attract disease-carrying pigeons, rodents, and vermin.

Costs for this type of facility differ from home construction. The shelter must comply with strict regulations for structure, plumbing, electrical, ventilation systems, and materials. City management has worked rigorously to reduce costs by modifying the design, reducing the overall size and eliminating features such as paved parking. Costs for the current design are comparably less than most shelters, even though construction estimates have increased by 60% over the past 12 months. To avoid future increases, this project should not be delayed.

The Shelter's current location is an inappropriate use of our land. Nuisances created by barking dogs, odors, and flies are incompatible with nearby houses, the nursing home, and the new library. The new Shelter would be located in an industrial area adjacent to the proposed dog park where it would likely attract more volunteers and encourage animal adoptions.

Animal Control is an essential community service - not a luxury. It is our responsibility to operate a functional and economical Shelter that complies with current regulations.

Vote YES for a new Animal Shelter.

The above argument was submitted by the Ballot Question Committee as provided for in NRS 295.217

## **ARGUMENT OPPOSING PASSAGE**

Boulder City desperately needs a new animal shelter and has for years. The paradox here is between the shelter that is proposed, but we can't afford; and the shelter the animals need, but that is not proposed.

If approved, this project, most likely, would never be built. The City Council mandated that no more than \$1.5 million can be spent, including off-site improvements. With ever rising construction costs, the total building estimate rose from \$980,000 in the spring of 2004 to \$1,679,415.81 in the summer of 2004, not counting an additional \$200,000 to \$500,000 in off-site improvements.

If costs can be trimmed to \$1.5 million, we would need to build almost immediately with building cost increases running at a rate of 58% just from spring to summer of 2004. The future funding from the sale of the existing shelter property would not be available until the old shelter has been replaced. The start date of the new animal shelter could possibly be the end of 2005 or early 2006. By that time, the Council and People will have to allocate more money, and animals will continue to die while we wait.

A new shelter could possibly be built at the existing site for between \$750,000 and \$900,000. The concept has been presented to a prominent and highly respected Architect for review. He liked it, agreeing it is workable and more neighborhood friendly.

Vote no on this proposal for the sake of our animals; and let's immediately resubmit a realistic plan to get these poor animals *the shelter they need*.

The above argument was submitted by the Ballot Question Committee as provided for in NRS 295.217

## **REBUTTAL TO ARGUMENT OPPOSING PASSAGE**

Even opponents agree we need a new Shelter! If approved by the voters, the new Shelter will definitely be built. The City has stated that sufficient funds will be available in the Capital Improvement Fund prior to the sale of the land where the Shelter is currently located. Proceeds from the sale will reimburse the Fund.

The measure states that *not more* than \$1.5 million can be expended, including furniture and equipment. The committee against passage failed to supply any conceptual drawings or plans to substantiate claims it made regarding the idea for a cheaper shelter, but if it is possible to build a quality Shelter for less and still comply with regulations, there is nothing preventing it.

Experts retained by the City to study the Shelter determined that the present location is not compatible with the neighborhood. A complete tear down and rebuild at the site would not lower costs.

If the Shelter is not approved at this time, there will be a prolonged delay. It would require another vote which could not come before the voters again until November, 2006. During that delay, more animals would die unnecessarily, and construction costs would surely increase.

The above argument was submitted by the Ballot Question Committee as provided for in NRS 295.217

### **REBUTTAL TO ARGUMENT ADVOCATING PASSAGE**

The existing Animal Shelter is old, obsolete and unsafe.

The City has had a modern and beautiful Shelter designed. But it is only workable if we can afford it.

In spite of the best efforts by City Staff to cut costs below the mandated \$1.5 million, it is unlikely, with construction cost increases on this project running between 60% and 100% a year, that they can cut deep enough and build fast enough to ever complete the proposed Shelter.

A new Shelter at the existing site, using prefabricated steel construction, would allow for a durable yet lower cost structure. These buildings have the flexibility of design to allow for modifications to meet current health and safety requirements. Proper placement of the building in relation to the indoor/outdoor kennels, modern soundproofing and a sound wall around the entire compound would make a quieter Shelter. This could be done for hundreds of thousands of dollars less than the proposed \$1.5 million, while providing a larger and more neighborhood friendly Shelter.

Animals won't care if their Shelter is a showplace as long as they are safe, comfortable, fed, shown love, and have a chance to live. Vote No on the Proposed Shelter.

The above argument was submitted by the Ballot Question Committee as provided for in NRS 295.217

### **FISCAL NOTE**

The proposed expenditures from the Capital Improvement Fund will have a fiscal impact on the City in the form of decreased availability of funding for other worthy Capital Improvement projects and lost interest opportunity.